



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 19, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS WEEKLY and L.B. McDONALD

Also Present: DEPUTY CITY MANAGER DOUGLAS SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:04)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 19, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action to authorize staff to submit a letter to the Bureau of Land Management (BLM) requesting a modified-competitive sale of a portion of Parcel Number 137-12-401-001 (approximately 2.5 acres), located near the intersection of Buckskin and Puli - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: PW/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On 7/19/01, CLV received an unsolicited request from the adjacent land owner to purchase this portion of land. This parcel is a remnant piece that will be left over after full street improvements for Cliff Shadow Parkway are built. The net usable acreage will be less than 1.5 acres once street improvements are complete. It will best serve the area for development and roadway improvements to add this remnant piece to the adjoining property owner and allow for inclusion in future plans for this sector of the City.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter to BLM
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 19, 2001

Item No. 1 – Discussion and possible action to authorize staff to submit a letter to the Bureau of Land Management (BLM) requesting a modified-competitive sale of a portion of Parcel Number 137-12-401-001 (approximately 2.5 acres), located near the intersection of Buckskin and Puli - Ward 4 (Brown)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that the School District has a lease on approximately 40 acres and this land is a portion of those 40 acres. The School District has relinquished the land for a realignment of Buckskin Road, which will leave approximately 1.2 acres of remnant property. Staff is requesting that the Council authorize that land be put out for a modified competitive bid. The 2.5 acres identified in the agenda item includes other acreage. If approved, staff would bring before the Council a future item for the sale itself. Staff recommended approval.

COUNCILWOMAN McDONALD discussed with MR. ROARK that the term modified bid means the property will be formally appraised, the appraisal approved by BLM, and then the sales agreement would be entered into with the adjacent property owner. That property owner will front the necessary deposit paid by the City pending the sale.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:07)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 19, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Boundary Line Adjustment and Improvements Agreement between the City of Las Vegas and WL Homes to provide off site improvements for Scottsdale Road by the development company - County, near Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division: PW/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City received a letter from WL Homes 7/16/01 requesting the City grant to the County a 30' wide right-of-way to allow full street improvements to be built at Scottsdale Road. The roadway runs adjacent to City owned property at the Waste Water Treatment Plant located in the County. The agreement allows for: the transfer of right-of-way to the County; an equal amount of land to be transferred to the City from WL Homes; WL Homes agreeing to assume from the City the responsibility of designing and constructing the full street improvements as required by the County.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Boundary Line Adjustment and Improvements Agreement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 19, 2001

Item No. 2 – Discussion and possible action regarding a Boundary Line Adjustment and Improvements Agreement between the City of Las Vegas and WL Homes to provide off site improvements for Scottsdale Road by the development company - County, near Ward 3 (Reese)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that this property, just west of the Waste Water Treatment Plant, is located in Clark County. There is no agreement with Clark County requiring the road improvements for Desert Inn or Scottsdale Roads. A developer is now building a residential project to the south and Scottsdale Road is required for access to that project. Improvement of that road in no way benefits the City. An agreement has been reached to grant the County a 30-foot right-of-way for the full improvements. In return, the developer is required to construct the full improvements. It is estimated that this will save the City between \$750,000 to \$1 million. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:09)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 19, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Quitclaim Deed from the City of Las Vegas to Richard Attisani for excess remnant acreage in association with Parcel Number 139-32-610-044 - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division: PW/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In association with the Regional Transportation Committee's (RTC) widening of Alta Drive, this excess remnant acreage is no longer usable for either entity. RTC has already previously approved the transfer of this Alta Drive remnant parcel to the adjoining property owner. In relationship with the property owner agreeing to accept this excess remnant acreage, they will become the responsible party for the property maintenance.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Quitclaim Deed
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 19, 2001

Item No. 3 – Discussion and possible action regarding a Quitclaim Deed from the City of Las Vegas to Richard Attisani for excess remnant acreage in association with Parcel Number 139-32-610-044 - Ward 5 (Weekly)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, indicated that this remnant piece of property was left over after the Alta expansion. It is located within the wall already built. The Regional Transportation Commission has already approved granting title of the property to the existing adjacent property owner. This relieves the City of any obligation to maintain the property. Staff recommended approval.

COUNCILMAN WEEKLY confirmed with MR. ROARK that the adjacent property owner has also agreed to be responsible for the wall. MR. ROARK added that they were already responsible for one half, but the City is responsible for the exterior of the wall which has been stuccoed and painted. Once the title is transferred, the City would be relieved of that obligation and the property owner is aware of the transfer of responsibility.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:11)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 19, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Quitclaim Deed from the City of Las Vegas to the Jack Novak and Bonnie Novak Family Trust for excess remnant acreage in association with Parcel Number 139-32-610-021 - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division: PW/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In association with the Regional Transportation Committee's (RTC) widening of Alta Drive, this excess remnant acreage is no longer usable for either entity. RTC has already previously approved the transfer of this Alta Drive remnant parcel to the adjoining property owner. In relationship with the property owner agreeing to accept this excess remnant acreage, they will become the responsible party for the property maintenance.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Quitclaim Deed
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 19, 2001

Item No. 4 – Discussion and possible action regarding a Quitclaim Deed from the City of Las Vegas to the Jack Novak and Bonnie Novak Family Trust for excess remnant acreage in association with Parcel Number 139-32-610-021 - Ward 5 (Weekly)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, stated that this is another remnant piece of property on the other side of the parkway which was left over after the Alta expansion. Staff recommended approval.

COUNCILMAN WEEKLY confirmed with MR. ROARK that this adjacent property owner is also aware of the transfer of responsibility as a result of the title.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:12)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 19, 2001

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 3:12 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER
November 26, 2001